028.0	0004	0011.A	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,142,700	/	1,142,700
USE VALUE:	1,142,700	/	1,142,700
ASSESSED:	1,142,700	/	1,142,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
193	-201	MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EPSTEIN SARA B TRUSTEE
Owner 2:	EPSTEIN FAMILY TRUST
Owner 3:	
Street 1:	266 BISHOPS FOREST DRIVE
Street 2:	
Twn/City:	WALTHAM
St/Prov:	MA Cntry: Own Occ: N
Postal:	02452 Type:

PREVIOUS OWNER

Owner 1:	EPSTEIN DAVID M -
Owner 2:	-
Street 1:	266 BISHOPS FOREST DRIVE
Twn/City:	WALTHAM
St/Prov:	MA Cntry:
Postal:	02452

NARRATIVE DESCRIPTION

This parcel contains .091 Sq. Ft. of land mainly classified as Restaur/Bar with a Restaurant Building built about 1930, having primarily Brick Exterior and 3488 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 3 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
326	3945.000	446,200		696,500	1,142,700
Total Card	0.091	446,200		696,500	1,142,700
Total Parcel	0.091	446,200		696,500	1,142,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.61 | /Parcel: 327.61

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 19651

GIS Ref

GIS Ref

Insp Date 03/18/09

!2374!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0004-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	326	FV	446,200	0	3,945.	696,500	1,142,700		Year end	12/23/2021
2021	326	FV	446,200	0	3,945.	684,600	1,130,800		Year End Roll	12/10/2020
2020	326	FV	446,100	0	3,945.	672,800	1,118,900	1,118,900	Year End Roll	12/18/2019
2019	326	FV	417,500	0	3,945.	633,200	1,050,700	1,050,700	Year End Roll	1/3/2019
2018	326	FV	417,500	0	3,945.	554,000	971,500	971,500	Year End Roll	12/20/2017
2017	326	FV	417,500	0	3,945.	435,300	852,800	852,800	Year End Roll	1/3/2017
2016	326	FV	417,500	0	3,945.	435,300	852,800	852,800	Year End	1/4/2016
2015	326	FV	405,200	0	3,945.	295,900	701,100	701,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:24:32

LAST REV

Date	Time
03/25/21	14:43:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 2374

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EPSTEIN DAVID M	56785-217		4/28/2011	Convenience	1	No	No		
EPSTEIN ROSALIE	26029-486		2/6/1996		99	No	No		A

USER DEFINED

Prior Id # 1:	19651
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/5/2013	1013	Manual	1,000	C				
2/23/2006	120	Addition	110,000			G8	GR FY08	ADD DINING AREA
8/9/2002	660	Sign	2,400	C				
7/25/2002	675	Alterati	42,000	C		G4	GR FY04	REMODEL INSIDE/OUT
7/9/1997	428	Sign	500					SIGN
12/1/1995	682	Sign	600					TWO SIGNS
12/1/1995	682	Manual	600					SIGNS
10/16/1995	607		8,000					REMODEL FOR REST..
4/7/1995	164	Sign	800					SIGNS 2

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
8/1/2019	I & E Return	JO	Jenny O
3/31/2016	I & E Return	MM	Mary M
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/18/2009	Measured	201	PATRIOT
7/11/2006	Permit Visit	BR	B Rossignol
1/26/2000	Meas/Inspect	197	PATRIOT
8/10/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
326	Restaur/Bar		3945		Sq. Ft.	Site		0	44.	4.01	CG									696,498						696,500	

Total AC/HA:	0.09056	Total SF/SM:	3945	Parcel LUC:	326	Restaur/Bar	Prime NB Desc	COMM GD	Total:	696,498	Spl Credit		Total:	696,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	74 - Restaurant		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:	26 - Wood	10	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		28	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.08669722
Const Adj.:	1.04748189
Adj $ / SQ:	119.521
Other Features:	19442
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	619718
Depreciation:	173521
Depreciated Total:	446197

COMMENTS

BK:19743 PG:491 RISTORANTE OLIVIO.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	3

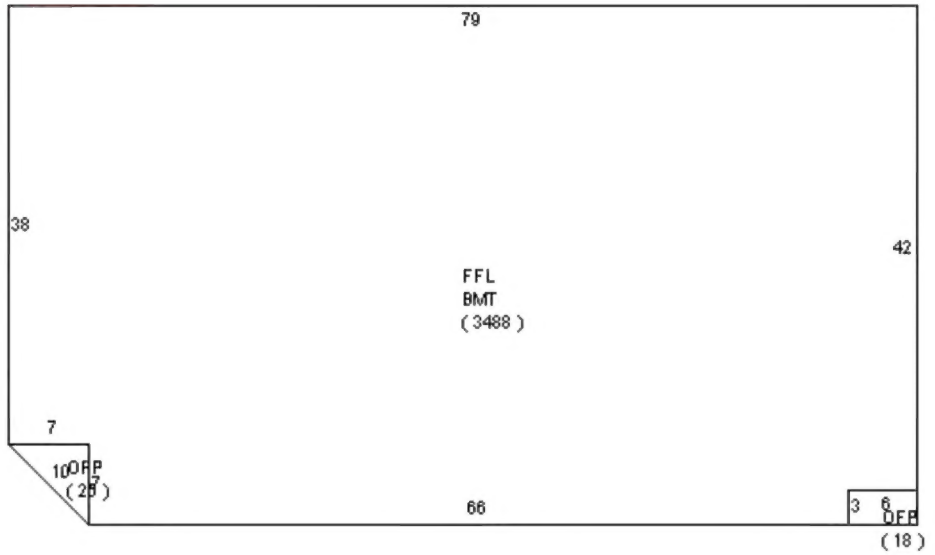
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	131.47
Special Features:	0	Val/Su Net:	63.57
Final Total:	446200	Val/Su SzAd	127.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,488	35.860	125,067
FFL	First Floor	3,488	119.520	416,889
OFP	Open Porch	43	46.090	1,982

Net Sketched Area:	7,019		Total:	543,938	
Size Ad	3488	Gross Area	7019	FinArea	3488

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

028.0-0004-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	